



To Let

Rental on application

4 Berkeley Vale, Falmouth, Cornwall, TR11 3PH

7,542 Sq Ft
(700.7 Sq M)

Summary

- **SHORT TERM LET AVAILABLE**
- Extensive retail property
- On site car parking spaces
- Good secondary pitch in one of Cornwall's highest regarded towns
- Close to popular bars, restaurants, cinema and other retail

Location:

Falmouth is a very popular residential location as well as one of Cornwall's best known tourist towns. The growth of Falmouth University has also helped underpin the fortunes of the town in recent years.

This property is situated in a prominent secondary location in close proximity to a mix of occupiers including JD Wetherspoons, Iceland, Merlin Cinema and a range of largely independent retailers, bars and restaurants, many of which thrive off the student market.

Description:

A substantial former car showroom that was then occupied by Argos for over 25 years. It is now available on a short term licence or lease.

The ground floor has very extensive frontage to Berkeley Vale. There is similarly sized open plan accommodation to the first floor last used as storage whilst to the second floor is further storage.

Alongside the shop front is an area suitable for some car parking and there is also access to a rear loading bay and car parking for around 10 cars located on an open parking deck at first floor level.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a NIA basis.

	sq m	sq ft
Ground floor retail	191	2,052
Ground floor ancillary	111	1,197
First floor storage	306	3,288
Second floor storage	93	1,005
Total	700.7	7,542

Services:

We understand that mains electricity water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

C - (71)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £70,500 effective from the 1st April 2017 reference 22020623000400.

Terms:

The premises are available by way of a new short term licence or lease for a term of up to 12 months.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction unless agreed otherwise.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

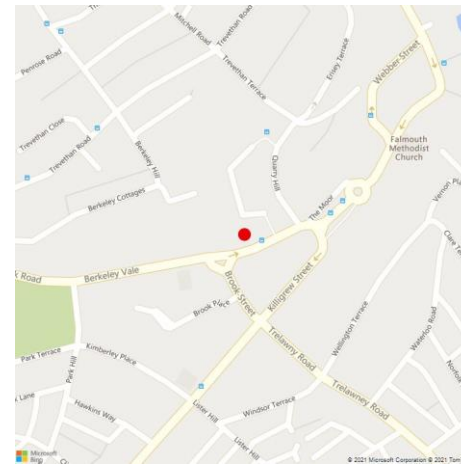
All figures quoted are exclusive of VAT if applicable.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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